

**MINUTES
COLUMBUS BOARD OF ZONING APPEALS
APRIL 29, 2008
COUNCIL CHAMBERS, 2nd FLOOR, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Mary Ferdon, Chairperson; Dave Bonnell, Secretary;
Lou Marr and Jeff Sharp, Tom Wetherald,

Staff Present: Laura Thayer, Assistant Planning Director; Alan Whitted,
Deputy City Attorney; Stephanie Carr, and Mark DeBusk,
Code Enforcement

PUBLIC MEETING

Mary Ferdon, Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

NEW BUSINESS REQUIRING BOARD ACTION

C/CU-08-01: THE LYTLE PLACE

The Lytle Place is a request by Michael D. and Michelle I. Walls for conditional use approval for a bed and breakfast in the AP (Agriculture Preferred) district, as provided by Zoning Ordinance Section 3.5 (B). The property is located at 2032 W. Robin Way in German Township.

Laura Thayer began the meeting by reading the background along with a visual presentation of the residents. She stated that the staff found that all the criteria had been met.

Michael and Michelle Walls stated their names and addresses and presented their case.

The petitioners said that they wanted to see if a Bed and Breakfast would be allowed before they purchased the property.

They stated they did not anticipate very much traffic and there would not be any smoking or drinking allowed in the home.

The meeting was opened to the public.

The following people were opposed to the Bed and Breakfast:

Teresa Olmstead, 1901 Robin Way; Steve and Karen Taylor, 2042 W. Robin Way; Jerry and Phyllis Schlotter, 1952 W. Robin Way; Thomas and Linda (Leanne) Anderson, 2022 W. Robins Way; and Richard and Marsha Thomas, 1902 W. Robin Way.

Gene Cox and Lila Pagni, the current owners of the property, favored the request.

The meeting was closed to the public.

Ms. Marr stated that she had been in the Lytle Home and that she would like to see it preserved. She asked if the Board would consider continuing the request until there was more information about the septic, traffic and signage. She suggested that some conditions be put on the approval if granted.

Jeff Sharp made a motion to approve **C/CU-08-01** based on the criteria being met, and including the provisional findings of fact in the staff report, along with the following conditions:

1. No public meetings or receptions are permitted.
2. The approval is personal to the petitioners (Michael D. and Michelle I. Walls).

Ms. Thayer told the petitioners that if the request is approved, the next step would be to submit a Zoning Compliance Certificate application for review by the Planning Department.

No sign was requested with the petition. The Board of Zoning Appeals must approve any future signs.

Lou Marr seconded the motion, which passed 5-0.

C/UV-08-01: CCI ROOFING

CCI Roofing is a request by CCI Roofing and insulation Systems Inc. for a use variance to permit a roofing contractor in an AP (Agriculture Preferred) district. The property is located at 2346 North County Road 200 West in Columbus Township.

Ms. Thayer began the meeting with a visual presentation and a brief history of the location. She stated that the Planning department determined that the current use was not permitted in the B-2 zoning district. The owners appealed this decision to the Board of Zoning Appeals, the appeal was heard on February 26, 2008, and the staff decision was affirmed by a vote of 5-0.

She said the recently adopted zoning map that went into effect on April 3, 2008 changed the zoning on this property from B-2 to AP.

Attorney Jason Guthrie and Fred and Jodie Cusack, stated their names and addresses for the record.

Mr. Guthrie said that all they were willing to work with the planning Department to meet all requirements.

The meeting was opened to the public.

Rosann Maudlin of 4810 Stoneridge Road stated her name for the record.

She said that she owns the adjacent property to the CCI building and she inherited her farmland from her mother. She stated that she and her husband were presenting a qualified objection to the variance. She said that her mother granted the sewer easement to her brother and that the intent of the easement was to build the agricultural barn.

Ms. Maudlin asked that there be no more expansions, or more employees at the CCI Building.

The meeting was closed to the public.

Dave Bonnell made a motion to approve **C/CU-08-01** subject to the conditions stated by the staff, and incorporated the provisional findings of fact.

Tom Wetherald seconded the motion, which motion passed 4-0.

FINDINGS OF FACT

The following findings of fact were presented to the Board for consideration:

C/DS-08-02: Todd and Twyla West

Jeff Sharp made a motion to accept the findings of fact, and the motion was seconded by Dave Bonnell. It carried by a vote of 4-0.

C/DS-08-03: Casa Verde

Lou Marr made a motion to accept the findings of fact, and the motion was seconded by Dave Bonnell. The motion carried by a vote of 4-0.

APPROVAL OF MINUTES

Upon the motion made by Jeff Sharp and seconded by Lou Marr, the minutes of March 25, 2008 were approved by a vote of 4-0.

DISUSSION

There being no further business the meeting was adjourned.

Mary Ferdon, Chair

Dave Bonnell, Secretary